

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: September 26, 2025
 PRC Member: Lisa Corcoran
 Public Agency: Sumner Bonney Lake School District – GC/CM
 Project Name: Bonney Lake High School Renovations & Expansion Project
 Requesting Alternative Subcontractor Selection? Yes _____ No x
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) _____

**Project Evaluation Criteria
 General Contractor/Construction Manager**

Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures:

- A. Provides substantial fiscal benefit or traditional delivery method is not practical.
- B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for public works projects where at least one of the following is met: *(Pass if meets 1 of 6)*
 - 1. Implementation of the project involves complex scheduling, phasing, or coordination, or
 - 2. The project involves construction at an occupied facility which must continue to operate during construction; or
 - 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or
 - 4. The project encompasses a complex or technical work environment; or
 - 5. The project requires specialized work on a building that has historic significance; or
 - 6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the public body expressly elects to procure the project as a heavy civil construction project.
- C. Public Body has necessary experience or team: ***(must meet all 6 to pass; 1 fail fails all)***
 - 1. Project delivery knowledge and experience
 - 2. Sufficient contract administration personnel with construction experience
 - 3. Written management plan with clear & logical lines of authority
 - 4. Necessary & appropriate funding and time to carry out the project
 - 5. Continuity of project management team with project type & scope experience
 - 6. Necessary and appropriate construction budget
- D. Public Body has resolved any audit findings relative to previous projects.

Pass	Fail
X	
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Alternative Subcontractor Selection Process

Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- E. Public Benefit
 - a. Benefits of alternative subcontractor selection versus low bid selection
 - b. Process for determining if alternative subcontractor selection is in the best interest of the public
- F. Public Body Engagement/Knowledge
 - a. Participation in the alternative subcontractor selection process
 - b. Oversight of the GC/CM during the alternative subcontractor selection process
 - c. Knowledge of Public Body responsibilities
 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

Relatively new to GC/CB delivery method, however has prepared by discussing process with other school districts and signing up for a course. The District has aligned themselves with professionals that are well experienced in the process.


 Signature

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: 9-26-25
PRC Member: Mallorie Davies
Public Agency: Sumner Bonney Lake School District
Project Name: Bonney Lake High School Renovations & Expansions Project
Requesting Alternative Subcontractor Selection? Yes No
Subcontractor/Subcontract Package(s):

Approved X
Denied
Approve ASSP (y/n)

Project Evaluation Criteria General Contractor/Construction Manager

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Pass Fail

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Alternative Subcontractor Selection Process

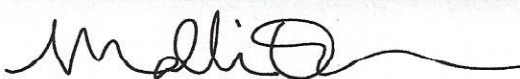
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 - d. Knowledge of audit requirements

Pass Fail

Reason for Determination Observations/Concerns:

The applicant meets all requirements for the delivery method. Concerned with initial discussions around AUR percentage utilization goals, but believe after discussion they will meet the requirements within the RCW for apprenticeship utilization.



Signature

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: September 26, 2025
 PRC Member: Tom Golden
 Public Agency: Sumner Bonney Lake School District
 Project Name: Bonney Lake HS Renovation and Expansion
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) N/A

**Project Evaluation Criteria
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Pass	Fail
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Alternative Subcontractor Selection Process

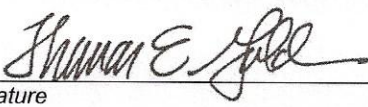
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Pass	Fail

Reason for Determination Observations/Concerns:

The district's first GCCM project, but is the appropriate method. They are being proactive with regard to educating themselves, collaborating with other districts, and utilizing the knowledge and experience of consultants.


 Signature

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: 9/26/25
 PRC Member: Heather Munden
 Public Agency: Sumner Bonney Lake School District
 Project Name: Bonney Lake High School Renovation & Expansion Project
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) N

**Project Evaluation Criteria
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Pass Fail

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Pass Fail

Reason for Determination Observations/Concerns:

Great application. Thank you for taking into consideration your two projects and not stacking them on top of each other for the procurement. Good use of GCCM method. Also appreciated the WMBE outreach and requirements.

Heather Munden
 Signature

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: September 26, 2025
PRC Member: Jeannie Natta
Sumner Bonney Lake School District
Public Agency: Bonney Lake High School Renovations & Expansion
Project Name:
Requesting Alternative Subcontractor Selection? Yes _____ No X
Subcontractor/Subcontract Package(s): _____

Approved X
Denied _____
Approve ASSP (y/n) _____

Project Evaluation Criteria
General Contractor/Construction Manager

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Pass	Fail
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Pass	Fail

Reason for Determination Observations/Concerns:

Although the school district has limited experience with GCCM they are taking steps to get training and seek advice from other public owners.

Signature

Jeannie Natta

Digitally signed by Jeannie Natta
DN: C=US, E=jnatta@uw.edu, O=UW
Facilities, OU="Project Delivery Group",
CN=Jeannie Natta
Date: 2025.09.26 09:08:01 -07'00'

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: September 26, 2025
PRC Member: Ron Paananen
Public Agency: Sumner Bonney Lake School District
Project Name: Bonney Lake High School Renovations and Expansion
Requesting Alternative Subcontractor Selection? Yes _____ No X
Subcontractor/Subcontract Package(s): _____

Approved X
Denied _____
Approve ASSP (y/n) _____

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General Contractor/Construction Manager

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Pass	Fail
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Pass	Fail

Reason for Determination Observations/Concerns:

The District has assembled strong in-house project delivery personnel experienced in GC/CM. They have supplemented that talent with appropriate consultant support. The delivery plan is well planned.


Signature

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: September 26, 2025
PRC Member: Catina Patton
Public Agency: Sumner Bonney Lake School District
Project Name: Bonney Lake High School Renovations& Expansion Project
Requesting Alternative Subcontractor Selection? Yes _____ No X
Subcontractor/Subcontract Package(s): _____

Approved X
Denied _____
Approve ASSP (y/n) _____

**Project Evaluation Criteria
General Contractor/Construction Manager**

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Pass Fail

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Pass Fail

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<u>X</u>	
<u>X</u>	
<u>X</u>	

Reason for Determination Observations/Concerns:

Meets Criteria for GC/CM

Catina Patton

Signature

Project Review Committee (PRC)
GC/CM Project Evaluation Sheet

Date: September 26, 2025
 PRC Member: T. Thomas
 Public Agency: Sumner Bonney Lake School District
 Project Name: Bonney Lake High School Renovation & Expansion Project
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) _____

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Pass	Fail
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Alternative Subcontractor Selection Process

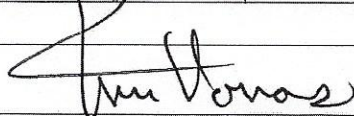
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Pass	Fail

Reason for Determination Observations/Concerns:

Although the applicant has limited experience, they have reached out to other Owners for guidance and are taking training and will utilize OAC's experience to create a successful team and project.



 Signature